



"Making a Difference"

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

MEETING DATE April 1 <sup>st</sup> , 2005	CONTACT/PHONE Erin Carr 781-5136	APPLICANT Sally Irving	FILE NO. COAL 04-0590 SUB2004-00099
SUBJECT Proposal by Sally Irving for a Lot Line Adjustment to adjust the lot lines between two (2) parcels of 100 and 105 acres each. The adjusted parcels will be two (2) parcels of 80.06 and 124.42 acres each. The project is located on Angus Ranch Way north of Chimney Rock Road, Northwest of the city of Paso Robles, in the Salinas River planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 04-0590 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption (ED #04-383) was issued on February 25 <sup>th</sup> , 2005			
LAND USE CATEGORY Rural Lands	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 080-056-012& 013	SUPERVISOR DISTRICT(S) ①
PLANNING AREA STANDARDS: None			
EXISTING USES: Grazing, no improvements			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Rural/Scattered Residences      East: Agriculture/Grazing South: Residential Rural/Scattered Residences      West: Residential Rural/Scattered Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, County Parks, CDF, Heritage Ranch CSD, and APCD			
TOPOGRAPHY: Gently rolling to moderately steep slopes		VEGETATION: Grassland, chaparral, oaks	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: February 1 <sup>st</sup> , 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

**ORDINANCE COMPLIANCE:**

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
100	80.06
105	124.42

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two (2) parcels to create better road access to a natural building site which will result in less site disturbance and oak tree removal. The parcel sizes remain consistent with the zoning.

**SB 497**

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels, both before the adjustment and as adjusted, are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

**LEGAL LOT STATUS:**

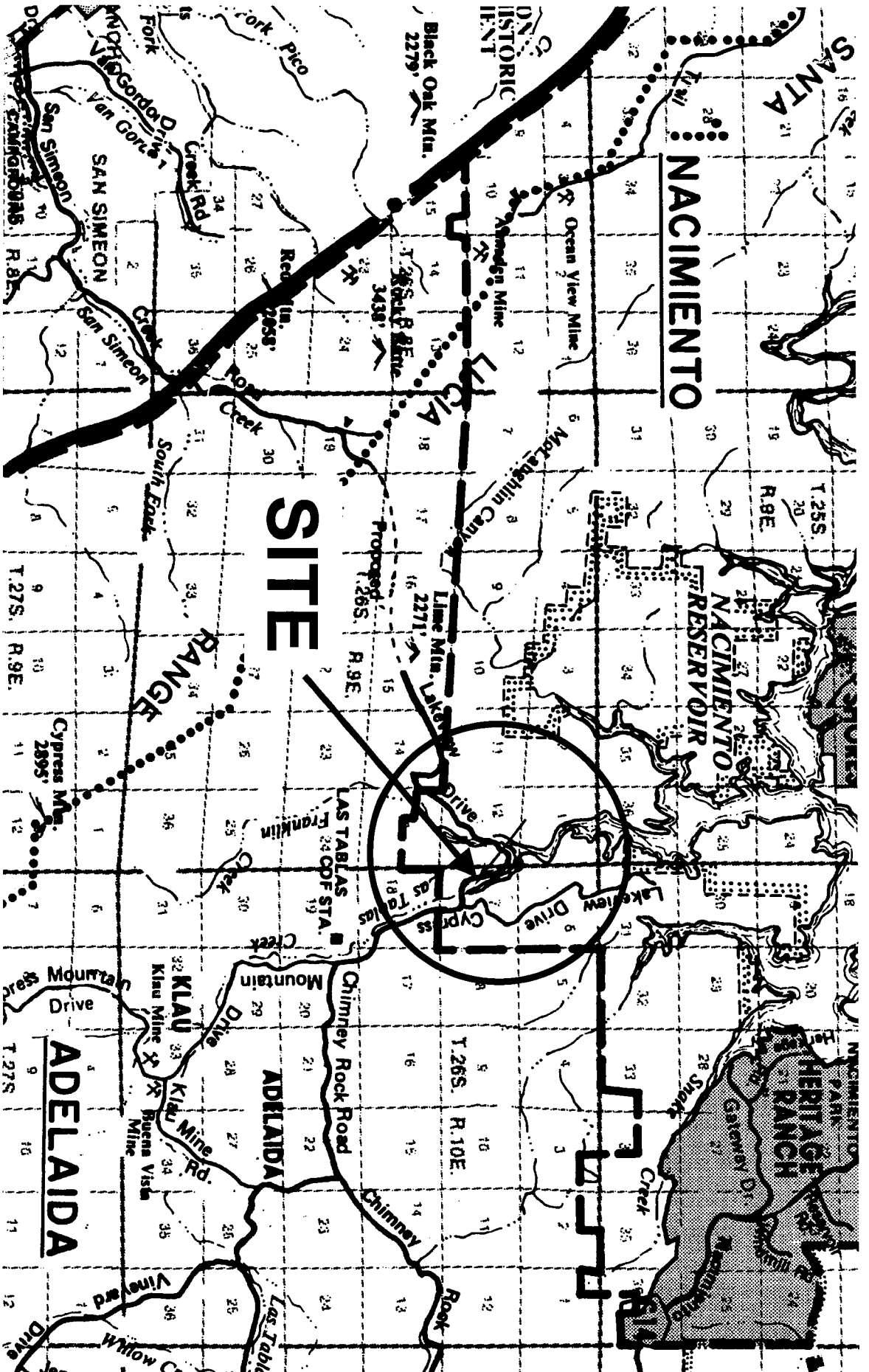
The two (2) lots were legally created through a lot line adjustment COAL 90-0288.

**FINDINGS - EXHIBIT A**

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of two (2) parcels to configure the parcels to create better road access.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15305 because it is a minor lot line adjustment not resulting in the creation of any new parcels

### CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All time frames on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.



PROJECT  
Lot Line Adjustment

Irving SUB2004-00099



EXHIBIT

Vicinity Map

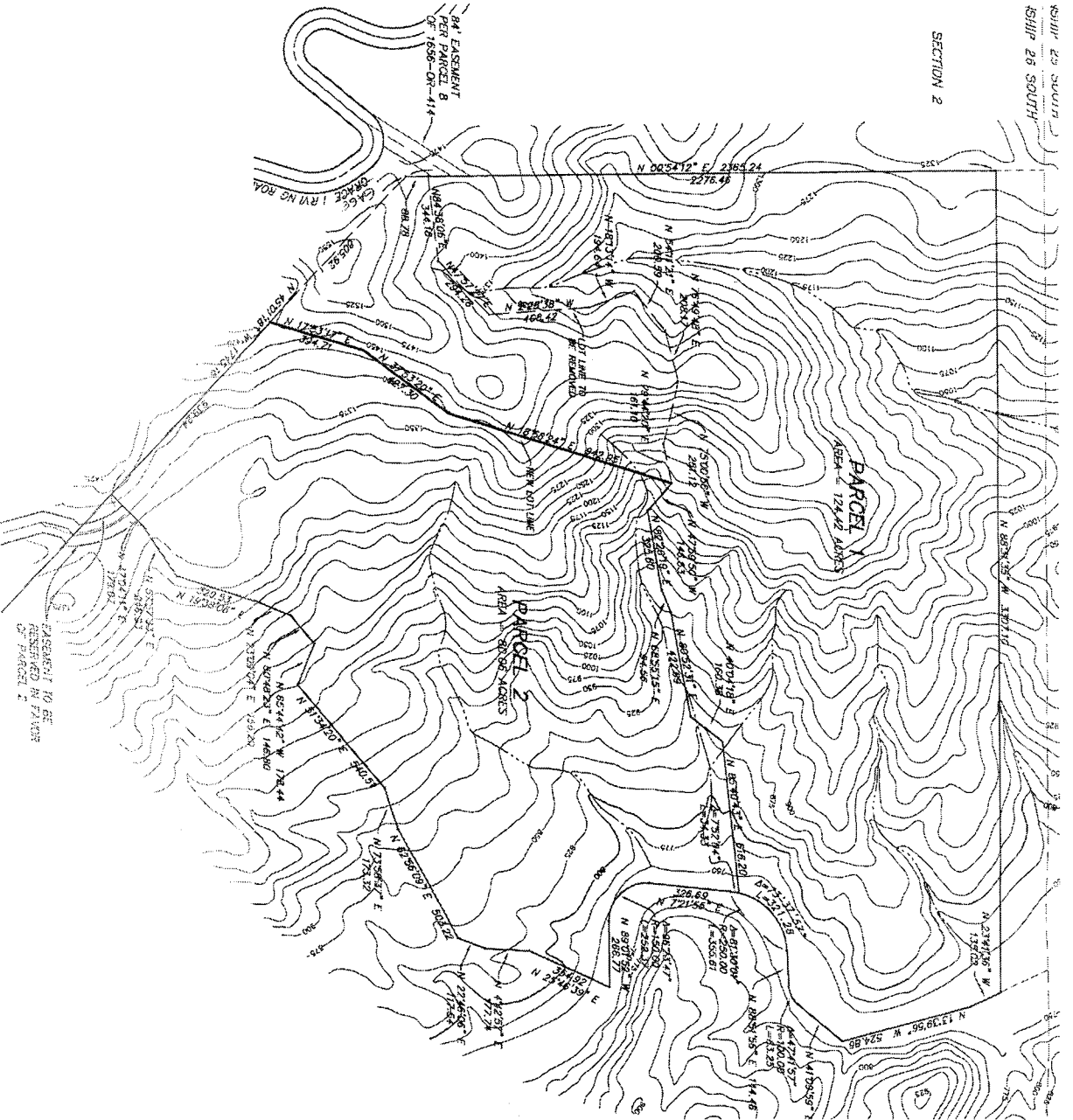
SITE

Lot Line Adjustment  
Irving SUB2004-00099



## Land Use Category Map-RL

## SECTION 2



**Section 1**  
**Lot Line Adjustment**  
**Irving SUB2004-00099**



# Site Plan



**PROJECT**  
Lot Line Adjustment  
Irving SUB2004-00099



**EXHIBIT**  
Aerial Photo